



AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ January 14, 2016 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Morgan Cotten
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: December 22, 2015
4. Director's report to P & Z Commissioners on actions taken by the City Council at the January 7, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

7. Zoning Case 15-Z-018: Hold a public hearing and consider action on the rezoning of several parcels of land located at 1445 CR 270; 220 acres more or less: WCAD Parcels R032109 and R032201. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development) with the following base zoning district of SFC-2-A (Single Family Compact), SFU-2-A (Single family Urban), SFS-2-A (Single Family Suburban), and MF-2-A (Multi-Family), Leander, Williamson County, Texas. Applicant Blake Magee on behalf of Ernest Loyd and Nancy Tounge, and Mark and Laura Tounge.

Applicant withdrew zoning case 15-Z-018

8. Zoning Case 15-Z-036: Hold a public hearing and consider action on the rezoning of a lot located at 10970, 10980, and 10974 Crystal Falls Pkwy; 6.69 acres more or less; legally described as Lot 1, Blk A, Anderson Commercial, WCAD Parcel R542627. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: City of Leander on behalf of Anderson, Dorothy Jean Stephenson.

Applicant withdrew zoning case 15-Z-036

Regular Agenda

9. Planning & Zoning Commission Training Session
- Review of P&Z duties and responsibilities
 - Overview of the municipal planning process
 - Comprehensive Plan
 - Annexation
 - Zoning
 - Subdivision
 - Review P&Z progress report for fiscal year 2014-15 and discuss work plan for 2015-16
 - Review statutorily required training on Open Meetings Act and Public Information Act
 - Technology training/questions
 - Discuss future workshops and training opportunities
10. Meeting Adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 8th day of January, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager



MINUTES

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Tuesday ~ December 22, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Morgan Cotten
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:00 p.m.
2. Roll Call
All Commissioners were present except for Commissioner Cotten and Vice Chair Allen. Vice Chair Allen took his seat at 7:02 p.m.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: December 10, 2015
Motion made by Commissioner Hines to approve the minutes, seconded by Commissioner Anderson. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the December 17, 2015 meeting. **Mr. Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the December 17, 2015 meeting.**
5. Review meeting protocol
Chairman Sokol referred to the printed meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizens wished to speak.

Consent Agenda

7. Subdivision Case 15-TOD-FP-029: Consider action on the Bryson, Phase 1, Section 1C Final Plat for 7.870 acres more or less; WCAD Parcels R537916, R485834, and R485832; generally located to the northeast of the intersection of 183A Toll Road & Bryson Ridge Trail, Leander, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker).
8. Subdivision Case 15-TOD-PP-002: Consider action on the Bryson, Phase 1, Section 1D Preliminary Plat for 38.240 acres more or less; WCAD Parcels R032239 and R485832; generally located to the northeast of the intersection of 183A Toll Road & Bryson Ridge Trail, Leander, Williamson County Texas. Applicant/Agent: Bury, Inc (Keith Young) on behalf of Crescent Leander, TX, LLC (Tommy Tucker) and Jean Baptiste, LTD.

Commissioner Hines moved to approve the consent agenda with staff recommendation. Commissioner Means seconded the motion. Motion passed unanimously.

Public Hearing

9. Zoning Case 15-Z-024: Hold a public hearing and consider action on the rezoning of several parcels of land located at 18175 Ronald W. Reagan Blvd. 51.84 acres more or less; WCAD Parcels R510101, R497581, R497583, and R473803. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and GC-3-C (General Commercial (GC-3-C). The applicant is proposing to zone the property to SFU-2-A (Single-Family Urban) and SFC-2-A (Single-Family Compact), Leander, Williamson County, Texas Applicant: Shawn Graham with Jones & Carter, Inc. on behalf of Robert E. Tesch

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and recommends approval of the requested SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban) and SFL-2-B (Single-Family Limited).

b) Applicant Presentation

Shawn Graham, applicant, presented the zoning request.

c) Open Public Hearing

Chairman Sokol opened the public hearing.

Bob Tesch, owner, discussed the proposed zoning request and the future development.

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Schwendenmann moved to approve the SFC-2-A (Single-Family Compact), SFU-2-A (Single-Family Urban) and SFL-2-B (Single-Family Limited). Commissioner Anderson seconded the motion. Motion passed with a 5 to 1 vote with Commissioner Hines opposed.

Commissioner Hines opposed the request because he felt that Comprehensive Plan encourages increased density in the mixed use corridors.

10. Meeting Adjourned at 7:50 p.m.

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary



EXECUTIVE SUMMARY

JANUARY 14, 2016

Agenda Subject:	Zoning Case 15-Z-018: Hold a public hearing and consider action on the rezoning of several parcels of land located at 1445 CR 270; 220 acres more or less: WCAD Parcels R032109 and R032201. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The applicant is proposing to zone the property to PUD (Planned Unit Development) with the following base zoning district of SFC-2-A (Single Family Compact), SFU-2-A (Single family Urban), SFS-2-A (Single Family Suburban), and MF-2-A (Multi-Family), Leander, Williamson County, Texas.
Background:	This request is the first step in the rezoning process.
Origination:	Applicant Blake Magee on behalf of Ernest Loyd and Nancy Toungate, and Mark and Laura Toungate.
Financial Consideration:	None
Recommendation:	None. This application has been postponed.
Motion:	None
Attachments:	1. Postponement Letter
Prepared By:	Martin Siwek, AICP, GISP Planner

01/07/2016

BLAKE MAGEE CO

January 7, 2016

Ms. Robin Griffin, Senior Planner
City of Leander
Planning Department
P.O. Box 319
Leander, 78646

RE: Palmera Bluff PUD Zoning Amendment

Dear Ms. Griffin,

Please postpone the public hearing for the PUD Zoning Amendment for the Palmera Bluff PUD. It has been brought to our attention that a portion of our property that is included in the PUD Zoning Amendment was not included in the notification process. We are requesting that the additional property be included in the zoning notification and for the amendment to be placed on the February 2016 agenda.

Please let me know if you have any questions or require additional information.

Sincerely,



Blake J. Magee,
President
Palmera Ridge Development, Inc.



EXECUTIVE SUMMARY

JANUARY 14, 2016

Agenda Subject:	Zoning Case 15-Z-036: Hold a public hearing and consider action on the rezoning of a lot located at 10970, 10980, and 10974 Crystal Falls Pkwy; 6.69 acres more or less; legally described as Lot 1, Blk A, Anderson Commercial, WCAD Parcel R542627. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban). The applicant is proposing to zone the property to GC-3-C (General Commercial), Leander, Williamson County, Texas.
Background:	This request is the first step in the rezoning process.
Origination:	Applicant: City of Leander on behalf of Anderson, Dorothy Jean Stephenson.
Financial Consideration:	None
Recommendation:	None. This case has been postponed in order to add more property to the zoning change application per the request of the property owner.
Motion:	None.
Attachments:	None.
Prepared By:	Robin M. Griffin, AICP Senior Planner

01/08/2016